095.0 Map | 0004 Block | 0002.0 Lot | 1 of 1 CARD | Residential | ARLINGTON

	Total Card	/	Total Parcel
APPRAISED:	900,200	/	900,200
USE VALUE:	900,200	/	900,200
ASSESSED:	900,200	/	900,200

PROPERTY LOCATION

No	Alt No	Direction/Street/City
4		UPLAND RD, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	MCKENNA STEPHEN J & HEIDI K/
Owner 2:	TRS/MCKENNA REVOCABLE TRUST
Owner 3:	
Street 1:	4 UPLAND RD
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	MCKENNA STEPHEN J -
Owner 2:	MCKENNA KERCHAL HEIDI -
Street 1:	4 UPLAND RD
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains 14,500 Sq. Ft. of land mainly classified as One Family with a Bungalow Building built about 1912, having primarily Clapboard Exterior and 1991 Square Feet, with 1 Unit, 1 Bath, 1 3/4 Bath, 0 HalfBath, 6 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R0	LARGE LOT	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	14500.000	356,200	5,300	538,700	900,200
Total Card	0.333	356,200	5,300	538,700	900,200
Total Parcel	0.333	356,200	5,300	538,700	900,200

Source: Market Adj Cost | Total Value per SQ unit /Card: 452.13 | /Parcel: 452.1

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct	62416
GIS Ref	
GIS Ref	
Insp Date	11/29/18

!7815!

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID: 095.0-0004-0002.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	356,200	5300	14,500.	538,700	900,200	900,200	Year End Roll	12/18/2019
2019	101	FV	322,600	5300	14,500.	538,700	866,600	866,600	Year End Roll	1/3/2019
2018	101	FV	322,600	5300	14,500.	461,700	789,600	789,600	Year End Roll	12/20/2017
2017	101	FV	322,600	5300	14,500.	430,900	758,800	758,800	Year End Roll	1/3/2017
2016	101	FV	322,600	5300	14,500.	369,400	697,300	697,300	Year End	1/4/2016
2015	101	FV	285,500	5300	14,500.	330,900	621,700	621,700	Year End Roll	12/11/2014
2014	101	FV	285,500	5300	14,500.	306,300	597,100	597,100	Year End Roll	12/16/2013
2013	101	FV	285,500	5300	14,500.	292,000	582,800	582,800		12/13/2012

PRINT

Date	Time
12/10/20	22:25:18

LAST REV

Date	Time
06/21/19	09:43:29
apro	
7815	

USER DEFINED

Prior Id # 1:	62416
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

SALES INFORMATION

TAX DISTRICT | PAT ACCT.

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
MCKENNA STEPHEN	65471-67		6/2/2015	Convenience	99	No	No		
DUNKERLEY PAUL	35496-249		5/20/2002	Change>Sale	425,000	No	No		
	10026-357		4/27/1962			No	No		N

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
8/24/2016	2081	Insulate	6,600	C				
7/12/2002	542	Redo Kit	40,000	O		G4	GR FY04	REMODEL KIT-BATH &
5/22/2002	365	Re-Roof	2,500	C				
7/19/1993	340	AbvGrd.	2,000					A/G POOL 18' DIA

ACTIVITY INFORMATION

Date	Result	By	Name
11/29/2018	Info At Door	CC	Chris C
11/27/2018	Missed Appt.	BS	Barbara S
11/14/2018	MEAS&NOTICE	CC	Chris C
4/23/2009	Meas/Inspect	189	PATRIOT
10/21/2002	MLS	MM	Mary M
11/7/2000	Hearing N/C	189	PATRIOT
10/15/1999	Meas/Inspect	263	PATRIOT
8/27/1991		KT	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		14500		Sq. Ft.	Site		0	70.	0.53	4			Topo	-10					538,654						538,700	

Total AC/HA: 0.33287 | Total SF/SM: 14500 | Parcel LUC: 101 One Family | Prime NB Desc: ARLINGTON | Total: 538,654 | Spl Credit | Total: 538,700

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	2 - Bungalow		
Sty Ht:	1H - 1 & 1/2 Sty		
(Liv) Units:	1	Total:	1
Foundation:	3 - BrickorStone		
Frame:	1 - Wood		
Prime Wall:	2 - Clapboard		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:			
Color:	TAN		
View / Desir:			

GENERAL INFORMATION

Grade:	B- - Good (-)		
Year Blt:	1912	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G4	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	100
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Good
A Bath:		Rating:	
3/4 Bath:	1	Rating:	Very Good
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:	1	Rating:	Average

OTHER FEATURES

Kits:	1	Rating:	Good
A Kits:		Rating:	
Frpl:	1	Rating:	Good
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GD - Good	18.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	18.6	%

CALC SUMMARY

Basic $ / SQ:	90.00
Size Adj.:	1.17737317
Const Adj.:	0.99989998
Adj $ / SQ:	105.953
Other Features:	89449
Grade Factor:	1.21
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	437628
Depreciation:	81399
Depreciated Total:	356229

COMMENTS

BSMT SINK.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	6	BRs:	3	Baths:	1	HB	

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	2002
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

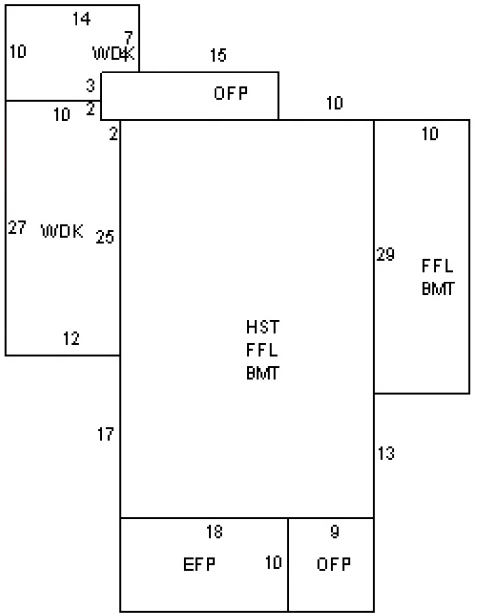
No Unit	RMS	BRS	FL
1	6	3	
Totals			
1	6	3	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:	1.00	Before Depr:	128.20
Special Features:	0	Val/Su Net:	84.25
Final Total:	356200	Val/Su SzAd	178.91

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	1,424	31.790	45,263
FFL	First Floor	1,424	105.950	150,877
HST	Half Story	567	105.950	60,075
WDK	Deck	448	8.230	3,688
OFP	Open Porch	185	25.420	4,702
EFP	Enclos Porch	180	42.350	7,622

Net Sketched Area:	4,228			Total:	272,227
Size Ad	1991	Gross Are	4795	FinArea	1991

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID 095.0-0004-0002.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
3	Garage	D	Y	1	21X20	A	AV	1930	20.95	T	40	101			5,300			5,300

More:	N	Total Yard Items:	5,300	Total Special Featues:		Total:	5,300